

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

May 27, 2003

CALL TO PODIUM:

Mark DePoe

RESPONSIBLE STAFF:

Mark DePoe,
Long Range Planning Director

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	4/18/2003
	4/25/2003
	4/30/2003
Hearing Date	5/5/2003
Record Held Open	
Policy Discussion	

TITLE: JOINT - SDP-03-003

Schematic Development Plan for MedImmune – Phase II and III (final build out of project), in the Quince Orchard Park Development

SUPPORTING BACKGROUND:

Please note it is necessary for the Planning Commission to reopen its record prior to the beginning of discussion.

The applicant, MedImmune, Inc. (Randall Turner), has submitted a Schematic Development Plan (SDP) application SDP-03-003. The application requests approval of a SDP, known as MedImmune – Phase II and III, in the Ridges section of the Quince Orchard Park (QOP) development in Gaithersburg, Maryland. The plan includes 531,300 square feet of 3 to 5 story office/laboratory buildings, a 5 level parking garage with approximately 1,623 spaces and surface parking on 22.80 acres (or 993,187 square feet) of land located adjacent to and north of Great Seneca Highway and south of Orchard Ridge Drive in the Mixed Use Development (MXD) Zone. The 1997 Master Plan, Neighborhood Four, designates the Ridges as commercial /industrial-research-office use.

The Mayor & Council and Planning Commission held their Joint Public Hearing on May 5, 2003. The main topics were a revised building design and meeting with the QOP community. Pursuant to the direction of the Mayor and City Council, the applicant met with the QOP community on May 22, 2003 to discuss the project. Approximately 30 residents attended this meeting. For your review, I have attached an email that was sent to the Mayor and City Council from the QOP HOA President Troy Kennedy concerning the meeting.

The Mayor and City Council record is currently scheduled to close on May 28, 2003 and a Planning Commission recommendation is scheduled for June 4, 2003. Staff recommends the Mayor and City Council take final action on the application during their June 16, 2003 meeting.

Attached:

- Exhibit 1: May 5, 2003 Joint Public Hearing Transcript
- Exhibit 2: Email from President of QOP Community Association
- Exhibit 3: MedImmune Schematic Development Plan
- Exhibit 4: Architectural Renderings

DESIRED OUTCOME:

Discuss project and provide guidance to staff. It is recommended that the Planning Commission vote to hold their record open until May 29, 2003. It is recommended that the Mayor and City Council vote to extend the record until June 9, 2003.

**TRANSCRIPT OF
JOINT PUBLIC HEARING**

ON

SDP-03-003

**Schematic Development Plan for MedImmune, Phase
II and III, in the Quince Orchard Park Development**

**BEFORE THE
CITY OF GAITHERSBURG
MAYOR AND CITY COUNCIL**

AND

PLANNING COMMISSION

ON

May 5, 2003

**Transcribed by
Doris R. Stokes
May, 2003**



PARTICIPANTS

CITY COUNCIL

Mayor Katz
Council Vice President Edens
Council Member Alster
Council Member Marraffa
Council Member Schlichting
Council Member Somerset

PLANNING COMMISSION

Chair Keller
Vice Chair Bauer
Commissioner Levy
Commissioner Winborne

(Absent: Commissioner Hicks)

CITY MANAGER

David B. Humpton

CITY ATTORNEY

Stanley D. Abrams

STAFF

Long Range Planning Director DePoe

PUBLIC SPEAKERS

Randall Turner, MedImmune, Inc.
Richard Arkin, 121 Selby Road
Austin Decker, 7 Watchill
Cathy Salgado, 449 Highland Ridge Avenue
Rick Marvin, 223 Little Quarry Road

Katz The next item on our agenda is public hearings. The first one is a joint public hearing and I would like to invite the Planning Commission to please join us. And as they are coming forward, I will explain what we are doing this evening. We will have four public hearings. The first one is a joint public hearing and that will deal with the site development plan for MedImmune, which are Phase II and Phase III in the Quince Orchard Park Development. (announcement of other upcoming public hearings).

DePoe Once again, this is a joint public hearing on SDP-03-003. This hearing has been duly advertised in the *Montgomery Journal* on April 18 and April 25, 2003, and the property posted. At the present time there are eight exhibits in the record file. These exhibits are referenced in an exhibit list in the file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise, they will be deemed received into evidence. Quickly as background, this is just a continuation of the MedImmune corporate facilities. As you recall, we transferred 355,000 square feet from the Meadows, which is adjacent to the Quince Orchard Park residential over to the Ridges section further away for a full build out of 750,000 square feet of the MedImmune corporate facility. They did get approval for Phase I of that consisting of 218,700 square feet that is now currently under construction. And they are now before us for Phase II and then Phase III for the completion of that project. And with that, I would like to turn it over to Mr. Turner with MedImmune.

Katz Ok. Thank you Mark. Mr. Turner, how are you?

Turner Great. How are you doing?

Katz Just fine.

Turner It is just a little under...Hello, I am Randy Turner. I'm the Vice President of Engineering and Facilities for MedImmune. I probably should have blown that picture up a little bit more so that everybody could see it; I apologize.

Katz Maybe our cameras can pick it up and do that for us.

Turner Is there a portable microphone? Just a little under two years ago, I came in front of this group asking for Phase I to be approved. Phase I as Mark said gave us 218,000 square feet of building area which is really the, what we have started calling the horseshoe, which is this area of the building. Our lab modular in the back in one of these towers here. At that time, we only asked for approval for Phase I. As Mark mentioned, we started construction and we hope to move into that Phase I facility before (inaudible) this year. We have grown a little bit faster than we have anticipated. We didn't expect to be back in front of you asking for more approval. We hope we will be moving in with somewhere around 600 employees in Phase I. And we will be filling up our building a little bit faster than we anticipated. So during the Phase II, which we are right now in the middle of planning, we have hired CMS Architects to do the sketches that see in front of you. Tonight, to start looking at the overall master plan and we felt it would best that we came to group and ask for approval of our full build out of our site. As you know, we have received 750,000 FAR allocated to the parcels and that's what plan that's in front of you shows. It is the full build out of that 750,000 FAR.

Katz And that is floor area ratio?

Turner Floor area ratio, that is correct. During the Phase I process, we met with the local communities. At that time, we showed them our Phase I and we showed them the full build out example that we had. I believe in your

handouts you have some black and white photos of the build out that was available at the time. Since that time we think we have made some improvements to the plan. Some of those improvements are because of the comments that we have received from the local owners. During Phase I there was quite a little bit of concern, as you may recall about the parking structure that was adjacent to Great Seneca. It had some length and people were worried about how it would look. In this particular plan, just to highlight what this plan is, this road right here is Great Seneca Highway. Quince Orchard is up here just off the page. And this is Quince Orchard Ridge; it goes all the way around, circles back around and ties back into Great Seneca at this site. This is what we kind of refer to as Long and Foster property, which is a resident of that building on the corner. As you see in your handout, the layout before had these structures. They are all five story and (inaudible) similar to this one. We have now redesigned our plan and pulled those back closer in attempt to get more green area on the site. The other thing that has happened with this plan is that the parking structure did go with the previous plan up to this point on the plan. We have now pulled that back in quite a little bit closer to the building. And to give you an indication of how that impacts, the bottom view here shows what the Great Seneca elevation view would have been with the old plan. As you can see, the parking structure was much longer, much more visible to Great Seneca Highway. And the new structure is shown on top. So what we have done is basically provide a lot more green space. A lot less intrusive view from Great Seneca and we think we provided a better plan for the community as well. The next drawing that I have is just kind of a sketch of what the building may look like. We still have some further work to do. Maybe I should point out some of... this is the parking structure that is right now under construction. There is the horseshoes that I referred to and the one office five-story tower and the lab modulators. We are still working on this plan, but the next phase that we intend to build will be this modular here in this location. Some of the elevated portions of the building may move a little bit and probably will

move back towards the center of the structure. As you can see, the parking garage has been pulled back. We also have tucked the garage in close to the building, just keep it a little closer to the building and as well hide some parking from the surface area. This is a multi-phase project. We are at Phase II. We are not exactly sure just how fast we will build this. We believe that we have the ability to put about 2,200 employees this site when it is fully build out. And this will continue grow and it will be a lot sooner than we think before we use that space up so. I guess we ask for approval of the full build out and during this summer we will be built through the design process and attempt to get approval on the Phase II. And I ask if you have any questions?

Katz Any questions of Mr. Turner?

Schlichting I did have a question on the parking? How exactly did you accomplish the reduction in the length of the parking? Do you still have as many spaces as you had before?

Turner We have an equal number. How we achieved that, if you look on your handout materials, you will see that that parking structure that was there before was a, I'll call it a long narrow parking structure. What we have done was double width and cut the length in half. We have also tucked the parking structure partially under the building. The vertical circulation will occur in this area of the plan, here and here. And actually the parking structure buries in under the building such that it can access those elevators so that people can go from the parking level all the way directly into the building. I don't remember the exact count, but I think it is somewhere 2,300 parking spaces we have allocated on the site. And as I mentioned before, we are looking at 2,200 employees when we are fully build out. So we are not trying to under cut out parking in any way.

Schlichting Thank you.

Edens I had a question. I'm a little confused. It sounds like some of this still kind of (inaudible). I'm not sure I understand what we will be approving at this point if you still kind of making modification?

Turner We this is massing program. What an architect would call a massing program; this is what it needs to look out. We still have details to work out on the inside of where the labs go, and where the exhaust needs to go and that will be done when we finally get to our building permitting process.

Edens I think you said that that building might move forward or something?

Turner No the buildings would not be moving around. What I referring to is, well actually what I was trying to refer to was these towers right here has some exhaust inside of them. You can see that that exhaust is located here and here and we will probably pull those back together. We have not defined exactly how the cooling towers need to go on the roof of this building yet. So we are not quite sure how large this screening has to be on the roof of it to enclose the cooling towers that may be on the roof. So the point I am trying make is; this is our master plan of how we are going to build out the site. There are some minor engineering details still have to be worked out and that may slightly change a few issues on this building. But we have no intention of putting this lab on a different parcel.

Edens Ok. That's the footprint that we are looking at.

Turner Yes, this is the footprint of the building. There is just more engineering that has to be done.

Winborne So the square footage and all that will not change, you are just going to reconfigure it is what you are saying?

Turner The square footage of the site will not change. That is correct. We're showing you a 750,000 plan and that what has been allocated to the site. And that is all that we are allowed to build.

Katz Any other questions please? Thank you. This is the time that we ask anyone in the audience who would like to speak on this public hearing topic to please do so. We ask that you please keep your remarks to no more than three minutes. Any additional testimony that you might have can be submitted the City and will be a part of the record just as your oral testimony. Please state your name and address for the record. Do we have anyone who would like to come before us on this topic? Mr. Arkin please.

Arkin Thank you Mr. Mayor and Members of the City Council. Richard Arkin, 121 Selby Street. The presentation left me very curious about Phase III and I hope that at some point or another, the applicant will do more than wet out appetites and give us a hint of what is coming in Phase III. But I have to say that what I see of the Phase II proposal, which I support very enthusiastically, I think there is a substantial improvement. I was one of the people from across Great Seneca Highway who was concern about the bulk and the massing of the garage. And I think the solution that is being proposed is a brilliant solution. And also serves as some interesting circulation opportunities between the garage and the buildings. I am not a big fan of buildings on the diagonal, but I think that when the architecture reaches you in a more developed form, there may be some other solutions that become apparent too. But the increased green space on this kind of development site and pulling back the garage and making the massing are very positive improvements. I also do want to note that this supports the existing Master Plan right-of-way for the Corridor Cities Transitway (CCT), which is, I think is excellent. It also lends some opportunities for perhaps alternative routings for the Corridor Cities Transitway. That could provide

perhaps better service to Kentlands and to Lakelands as well maintaining a high quality of service to Quince Orchard Park and to MedImmune. And I would urge you to look at those alternatives as we go through the planning process with the CCT in the coming months. MedImmune is a positive addition to the community at large. It is wonderful for business in our half of the City. It's a good use, a good building, a good concept and it is getting better in Phase II and in Phase I, so I am delighted. Thank you very much.

Katz Thank you. Anyone else in the audience? Please Mr. Decker.

Decker Hi, Austin Decker, 7 Watchill Court. I don't have any real general comments about the plan. I do have general esthetic concerns that some other people raised. I followed MedImmune ever since they came to Gaithersburg and up to this point; they have been a very positive, public company. And they have some interesting new products that are going to probably result in explosive growth for them. Hopefully they can continue to keep a good reputation and that will reflect positively on the City. I do have a concern about locking them into these buildings because if they do have the type of growth that they probably will have, they are going to have more than 2,300 employees and I think it will be a shame to loss any of those employees. That's all.

Katz Ok thank you. Anyone else? Please.

Salgado Hi, Cathy Salgado, 449 Highland Ridge Avenue and I live in Quince Orchard Park. I have a couple of request. One of them again is traffic and entrances and exits from the site itself. The second is really an esthetic point, I guess maybe a disagreement. Many of us in the neighborhood, many of them are new to our community so they no nothing about MedImmune or the eventual build out of the site and possible they come and speak at one of our homeowners association meetings so that

people can see what is planned. I did attend the first and the only meeting that we ever have with them. And I don't recall ever seeing the full build out like this nor did we ever anticipate that the building would actually look the way it does look. Which, in my opinion it doesn't really fit into the neighborhood or the Kentlands, or the Lakelands neighborhood. Third is the availability of an access to our main road, which is Orchard Ridge Drive. I am still a little confused about all the cars are going to be coming in and out of the facility, whether they will be able to turn left going down towards Great Seneca Highway? If they are going to be going out directly onto Orchard Ridge Drive? And with that plan I only see two entrances and exits right now. Maybe someone can explain that, that would help.

Katz Mr. Turner would you like to explain that?

Turner Sure. There are actually three entrances and exits on this site.

Katz Let him caught up with you on the screen please.

Turner The main entrance to the, towards the front door comes off of Orchard Ridge Drive which is here. Which is if you come off Clopper Road coming around that half circle and going this way. And that has both a (inaudible) intersection. You can cross over and go left or right there. If people were to access that front, they can go either left up to this intersection or right up to; I forget what that street name is. It might be Twin Lakes Road. So from this entrance we have two ways to get to Quince Orchard, which is the main thoroughfare. We also have an entrance on the backside here. There we are putting in a deceleration and acceleration lane on the State road. This would be an exit point for people that are wanting to go north on Great Seneca. That would be a right hand and a right out entrance. So if people are going north on Great Seneca, would most likely avenue would be to come in and turn right into the Great Seneca entrance. And then in the evening, people going north would go out that way. Then we

have a third entrance here which is actually a temporary entrance with negotiations with the City, MedImmune has agreed that that road may go away after awhile because of the transit site location which we are still discussing. But basically we have again a right in and a right out entrance at this location. So logic kind of takes a lot of the traffic off of the roadway in your subdivision, because to use this entrance as a right in or a right out, right in people would logically go into the main entrance and come around. It would be a lot shorter for them then going through your subdivision. And then in the evening when people are leaving the site, they can right out and dump right onto Great Seneca and be able to go south. So we think the entrances and exits at the site, we worked with public utilities and really did about as good a job as we could to off load the loading of traffic in your neighborhood actually.

Katz Thank you.

Winborne I had a question. You mentioned something about Clopper Road. Where is Clopper Road?

Turner Did I say Clopper Road? (laughter – inaudible).

Katz We knew what you meant. Thank you Rick Marvin please.

Marvin Looks to me like a good circulation plan there. And a pretty good design. One thing I would remind the Council is.....

Katz You are going to need to give your name and address for the record.

Marvin Ok. Rick Marvin, 223 Little Quarry Road. One thing I would like to remind the Council is that in the Fourth Amendment to the Annexation Agreement, there were provisions entered for traffic mitigation measures if they expanded out to the full 750,000 square feet prior to the operation of

the transit station. So you have a payment to the City for transportation network improvement and also participation in a traffic management program. And we would be interested to see what, obviously later on, what those plans are going to turn out like both from the City and from the developer. Thanks.

Katz Thank you. Anyone else from the audience please? I'm seeing know one is that correct? It was requested Randy that you go to the neighborhood where Cathy lives. If you can set up a meeting please to do that, that would be helpful as well. What is the pleasure of the Planning Commission?

Keller Our record needs to be held open for ten (10) days until May 16th?

Levy I move that the Planning Commission hold its record on SDP-03-003 open for ten (10) days until May 16, 2003.

Winborne Second.

Keller All in favor?

Commission Ayes (4-0)

Keller Motion passes 4-0.

Katz Thank you. And it's been suggested that the Mayor and Council hold their record open for twenty-two (22) days.

Edens I move to hold the record open on SDP-03-003 for twenty-two (22) days.

Alster Seconded.

Katz It's been moved and seconded. All those in favor please say aye?

Council Ayes (5-0)

Katz Opposed? Carries unanimously as well.

END OF JOINT PUBLIC HEARING
SDP-03-003

>>> Troy Kennedy <TroyK@comcast.net> 05/23/03 07:56AM >>>

To: Mayor and City Council (via Fred Felton),

Cc: QOP Board Members, Community Management Corp

Quince Orchard Park Community Association would like to thank the Mayor and City Council for arranging the meeting between the Quince Orchard Park community and our new neighbor MedImmune. The residents found the meeting both informative and helpful as MedImmune representatives explained their plans for the development site and answered questions on items such as the company's business and history and anticipated noise and light emissions from the buildings. All questions posed by the community were answered.

The meeting was viewed by the community as a positive step for the area and the conversations addressed the community's concerns. The only area where it was clear that concern remains is related to traffic. We understand that plans have been made to ensure that the community suffers the least possible effects of the ingress/egress of the MedImmune employees, but the community will remain concerned until these traffic patterns are established and working. We have confidence that the city will work with us and the state to ensure this remaining concern is addressed at the appropriate time.

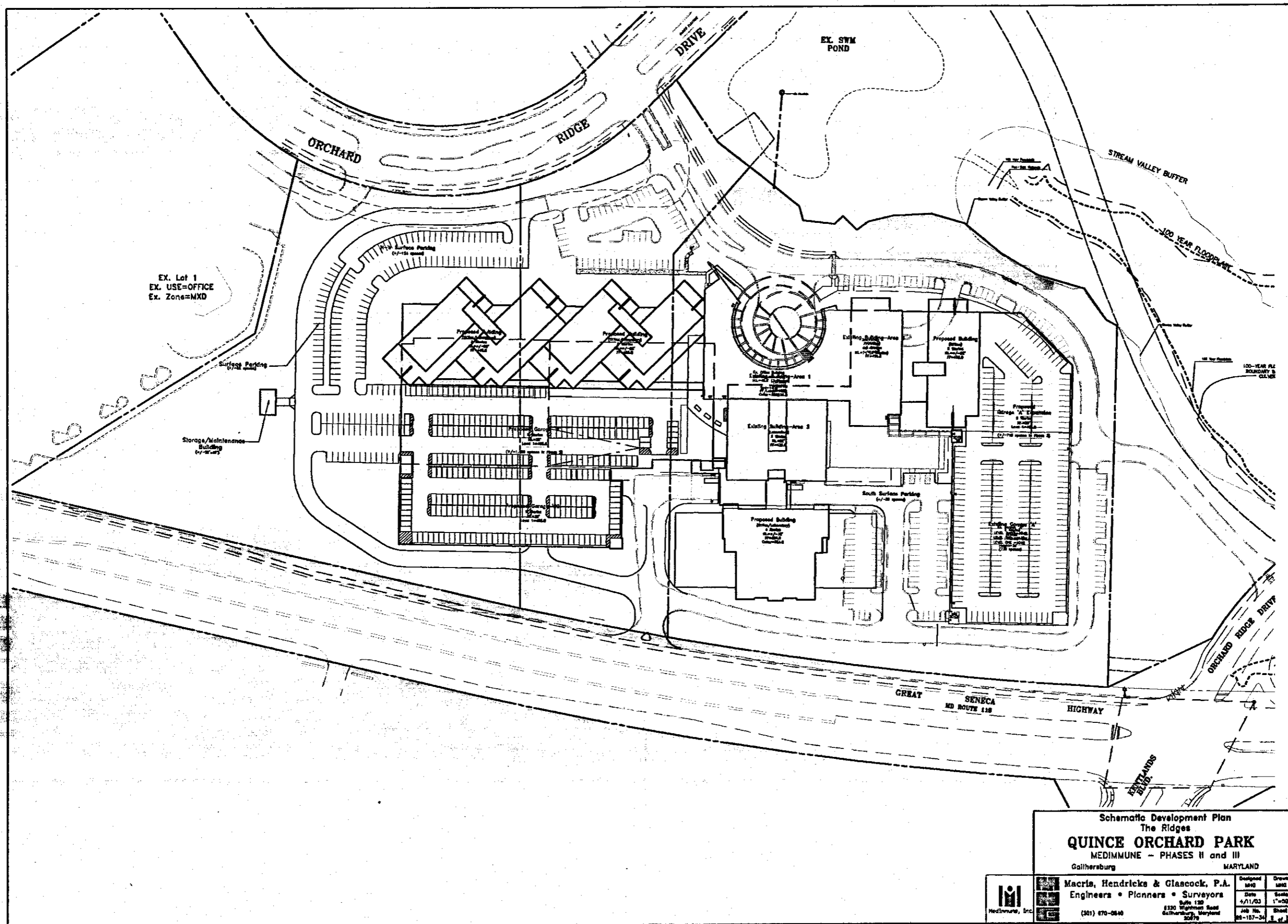
Finally, we would hope that during the construction process that effects on the community continue to remain a concern for the city and MedImmune. So far the community has only raised one concern related to the mud on the roads at the construction exit. We hope that this concern will be addressed as a result of the meeting, and that MedImmune will continue their efforts in this regard for the remainder of this construction phase and in any subsequent phases.

Quince Orchard Park welcomes MedImmune to our neighborhood and we look forward to seeing the completed efforts of our new neighbors at the ribbon cutting.

Thank you again for arranging this meeting this type of communication is very important to the members of our community.

Troy Kennedy
President, QOP Community Association

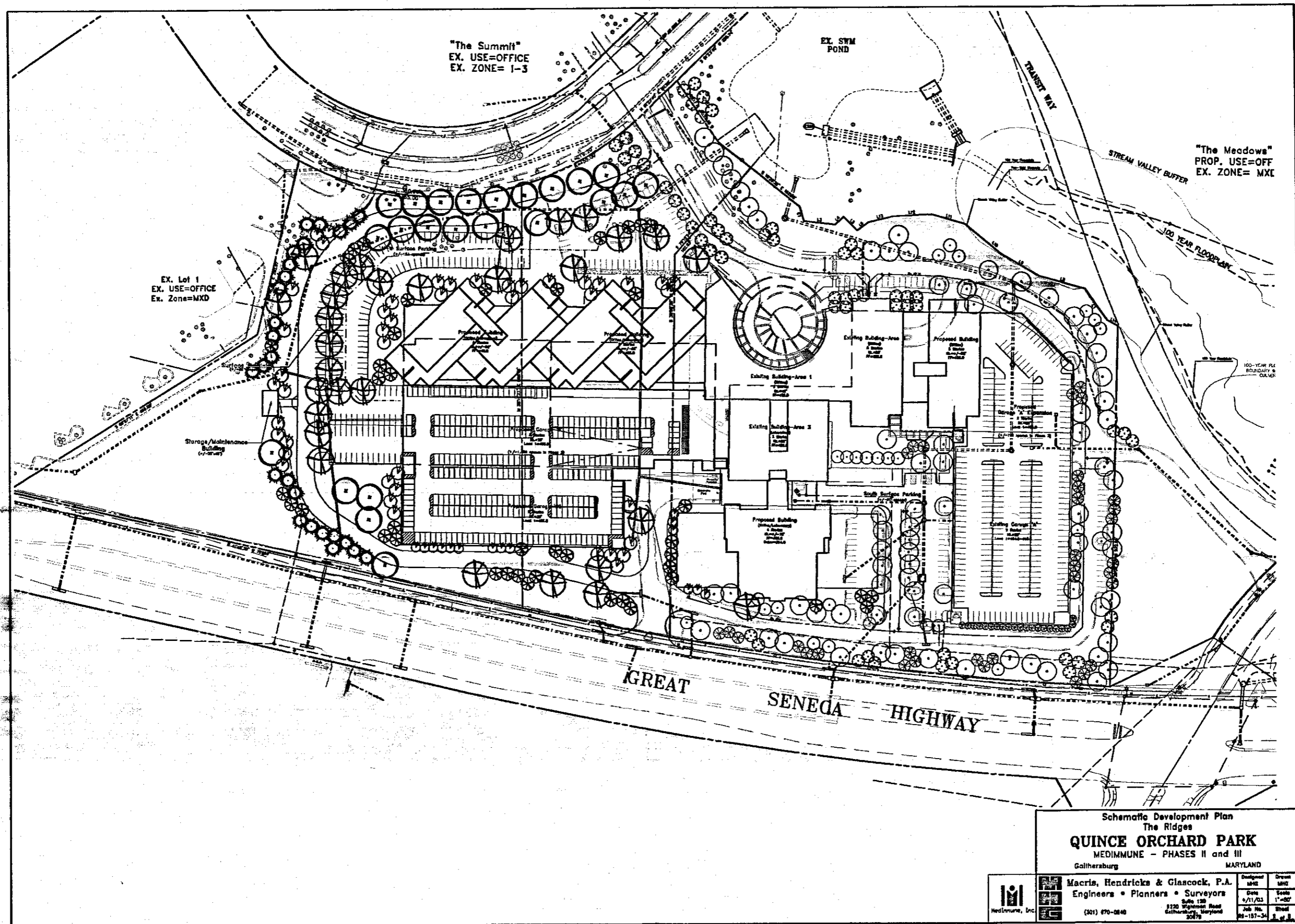


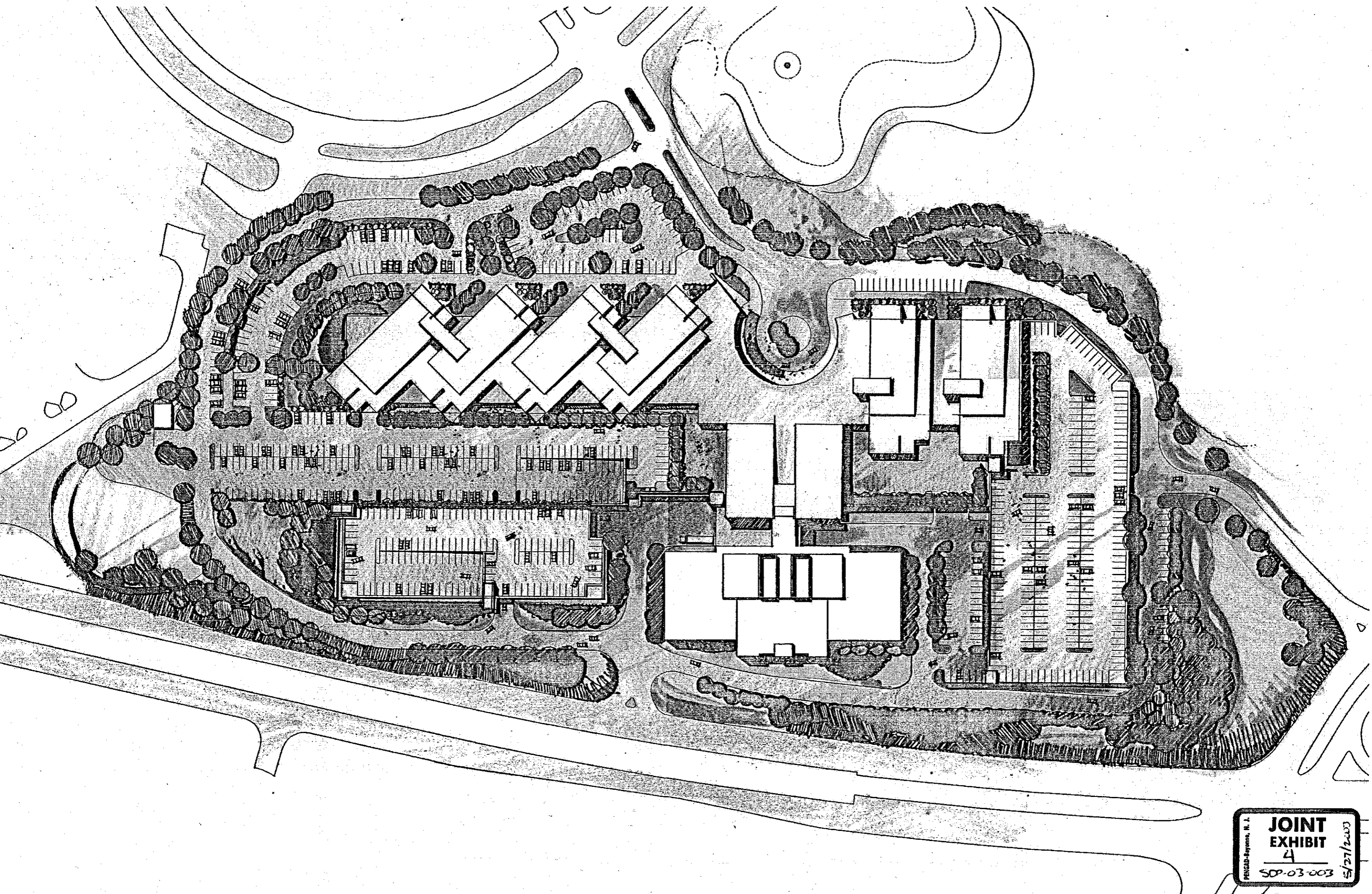


Schematic Development Plan
The Ridges
QUINCE ORCHARD PARK
MEDIMMUNE - PHASES II and III
Gaithersburg MARYLAND

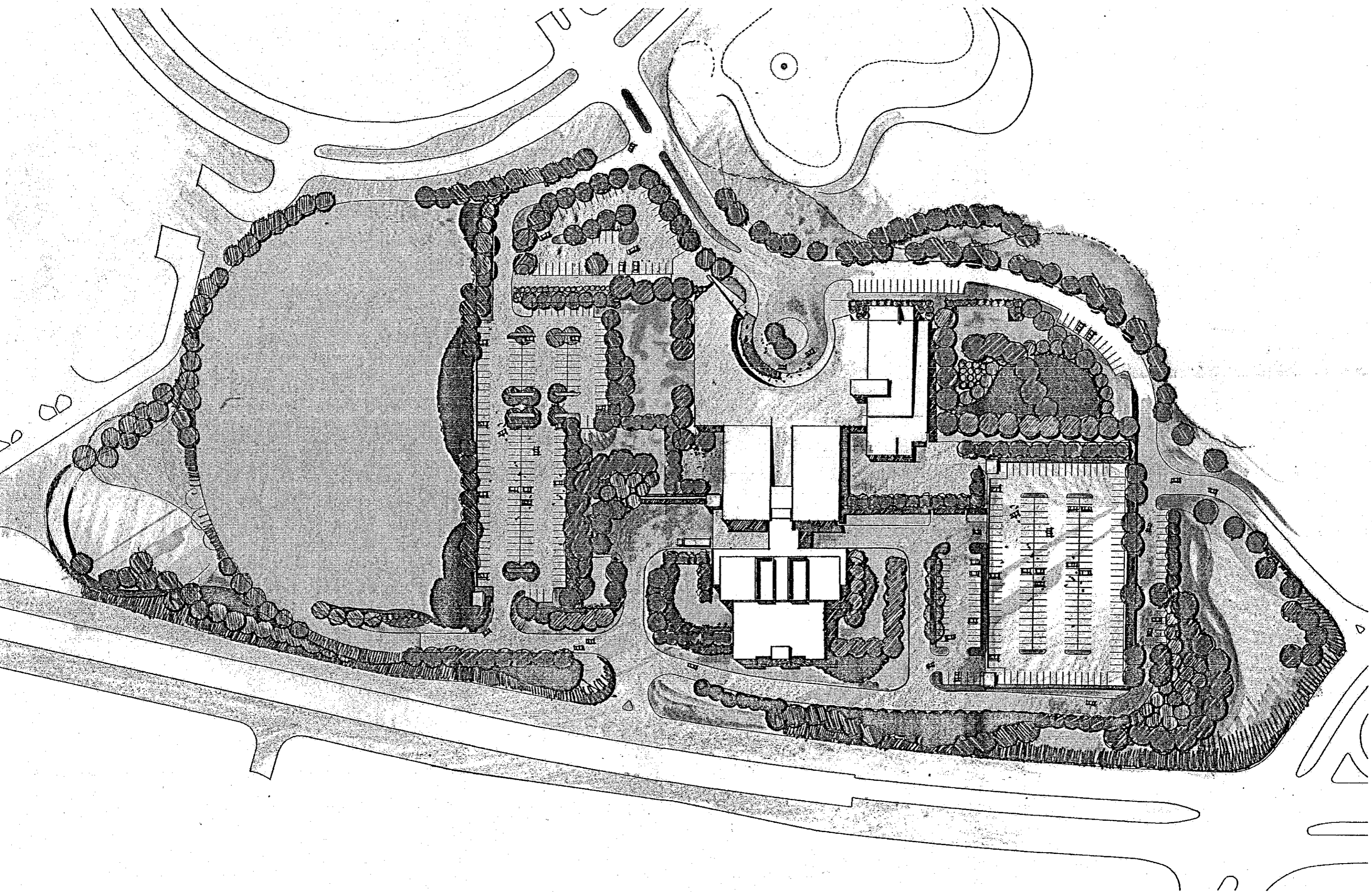
 Medimmune, Inc. Macris, Hendricks & Glascock, P.A. Engineers • Planners • Surveyors Suite 130 8320 Wigginton Road Gaithersburg, Maryland 20878 (301) 970-0840	Designed MHD Date 4/11/03	Drawn AMH Scale 1"=50' Job No. 03-157-34 Sheet 3 of 3
	SEP-03-003	

**JOINT
EXHIBIT
3**
SEP-03-003
2/27/2003





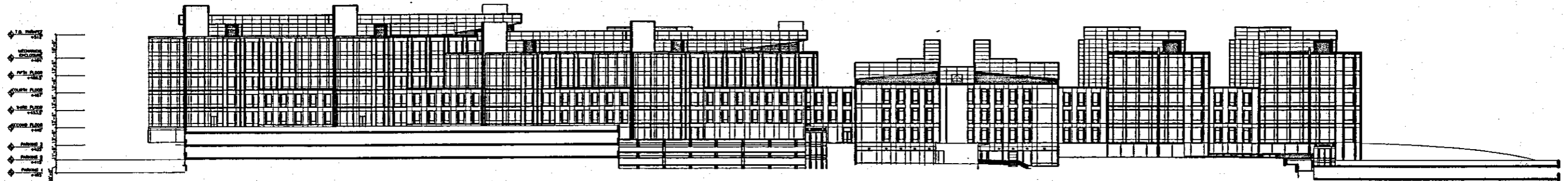
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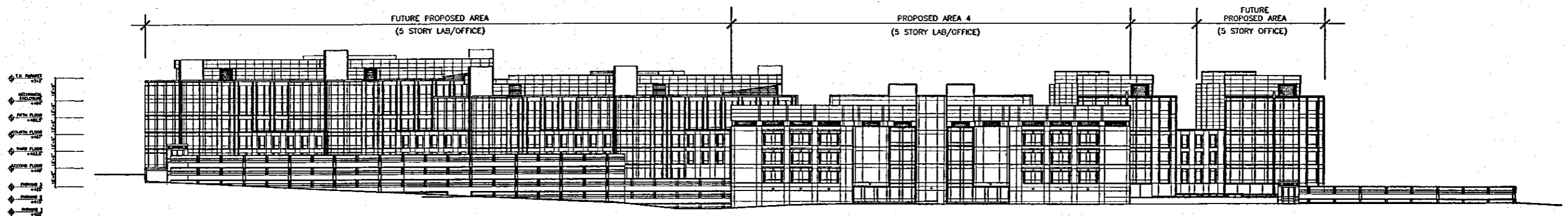


CMS
ARCHITECTS, PC

MAY 22, 2003



EAST-WEST SECTION LOOKING NORTH - FULL BUILD OUT

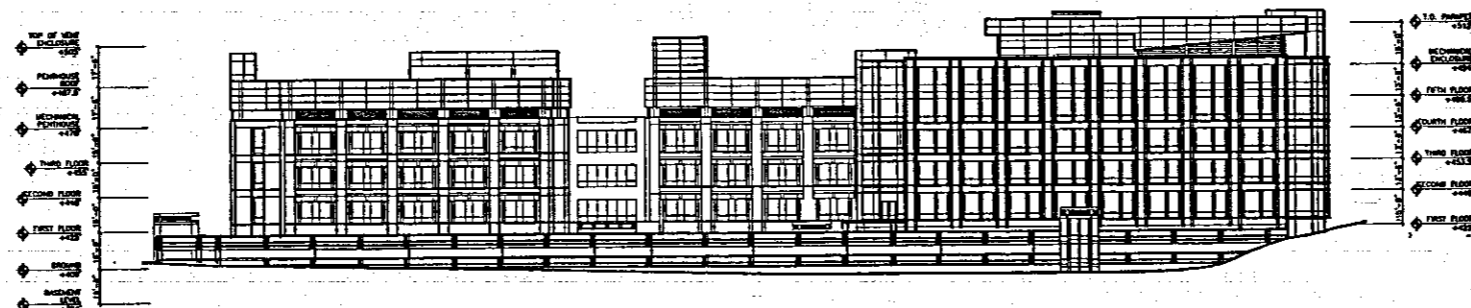


SOUTH SITE ELEVATION - FULL BUILD OUT

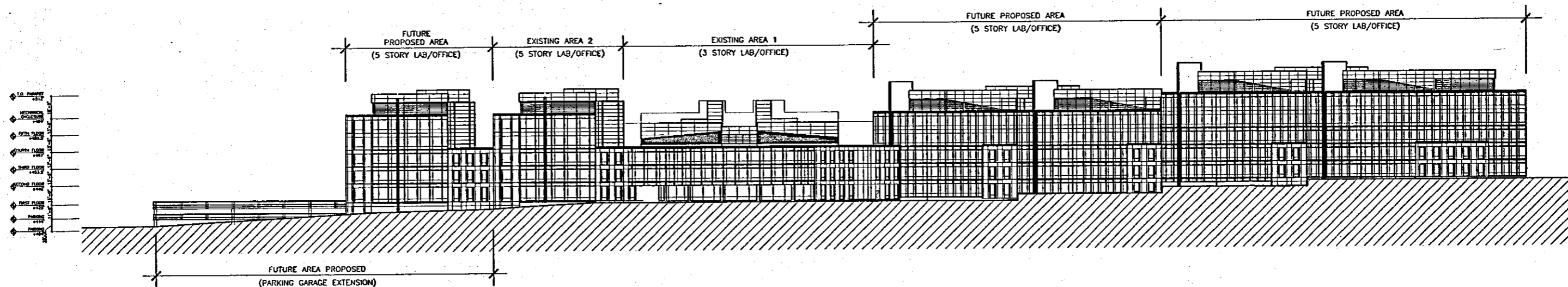
MEDIMMUNE

OFFICE/ LAB EXPANSION

MAY 22, 2003



EAST SITE ELEVATION - FULL BUILD OUT



NORTH SITE ELEVATION - FULL BUILD OUT

MEDIMMUNE

OFFICE/ LAB EXPANSION

MAY 15, 2003